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OF COUNSEL

MARY ANNE McCLOSKEY
Legal Assistant

July 30, 2018

Town of Cortlandville
Attn: Bruce Weber, Zoning Officer
3577 Terrace Road
Cortland, NY 13045
Via hand delivery

**Re: Application to for site plan review reinstatement
Economy Paving Co. Inc.
1819 NYS Route 13, Town of Cortlandville (“Property”)**

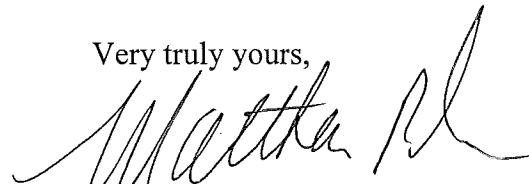
Dear Sir or Madame:

Kindly accept and please process for Planning Board action the attached application for site plan review, environmental assessment form, municipal referral form, \$250.00 filing fee, legal representative form, marked survey of property, site view image, and engineering report.

The application is to reinstate the 1999 approval for the Property. Thus there are no physical changes to the Property, it is simply the business use of Economy Paving which has existed for a generation under the 1999 approval. Noteworthy is the stormwater facilities have been corrected, slightly expanded and have been updated. Engineering report is attached and made part of the application.

Thank you and please advise.

Very truly yours,



Matthew R. Neuman

MRN/kals
Enclosures

ENGINEER'S REPORT

DATE: February 21, 2018
TO: Town of Cortlandville
FROM: Brent A. Cross, PE
RE: 1819 NYS Route 13 (tax parcel 77.00-12-07.000)

As the Engineer of Record for the design of the original stormwater management plan for this property, I have been requested by the owner to review recent modifications that have been made to the site, for verification of compliance with the original design dated 5/24/99.

In addition to many visits to this site over the course of the last 20 years, I have also been to the site to specifically observe the status of the recent modifications that were installed in the fall of 2017. These modifications are listed below including an explanation of the purpose and compliance with the original design.

1. The southern driveway has been regraded to re-establish elevations that previously directed the flow of run-off towards the culvert pipe that discharges into the adjacent retention basin. This will prevent unintended run-off from flowing past the inlet of the culvert pipe (bypassing the retention basin) and causing accumulation of run-off into the adjacent property and NYSDOT right of way.
2. The existing 12" diameter culvert pipe (to convey run-off into basin) has been replaced with a 24" diameter culvert pipe. Although no specific calculations have been done, the increased capacity of the new pipe should allow significantly more run-off to flow into the retention basin. The increased size of the pipe will provide approximately 400% more flow volume, which should account for any increase in run-off as a result of new hydrologic storm intensity.
3. The accumulation of sedimentation in the bottom of the basin has been removed to restore storage capacity of the original design.

Based on observation made by the Economy Paving staff during subsequent storm events and my own inspection of the system's functionality, it is my professional opinion that the recent modifications will not only restore the stormwater management system to its original design, but should increase/improve the capacity of the system.



GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. _____
(Tax Map Number)

Date: 7.30.2018

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052 Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: _____ Bulk – Article _____ Section _____
_____ Use – Article _____ Section _____

Special Permit: Article _____ Section _____

Conditional Permit: Article _____ Section _____

Site Plan Review: Article _____ Section _____

Reason(s) for request: _____
Applicant has submitted a site plan review application to
reinststate approval from 5.24.1999

Is the above action a **Type 1** _____, **Type 2** X, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: Economy Paving Co. Inc., 1819 NYS Route 13, Cortland, NY 13045

Owners name (if different): 1657 Hillside, LLC, 1819 NYS Route 13, Cortland, NY 13045

Date of acquisition: Approximately 1990

Address: 1819 NYS Route 13, Cortland

State: New York Zip: 13045

Phone Number: c/o Attorney Neuman: 315-696-2599 Fax Number: 315-696-6851

2. A Site Plan Map showing: N/a, conditional permit only not site plan application
- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
 - b. North Arrow
 - c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
 - d. Layout Plan Showing buildings, parking and available utilities
 - e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
 - f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
 - g. Location Map at 1"=1000' scale
 - h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property. Survey attached

4. Availability of public utilities and services:
Water No (private) District ; Sewer No (private) District ;
Fire Protection Yes District Cortlandville; Refuse Collection Private vendor
Special services required: None.

5. Does Site Plan conform to municipal master plan? Yes. If not why?

6. Does Site Plan conform to county land use plan? Yes. If not why?

7. School District: Homer.

8. Projected energy consumption: Commercial office building 1 story Type:

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : same as existing;
approx 50

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

Signature and Title of Submitting Official

LEGAL REPRESENTATIVE FORM

TO: All applicable agencies

1657 Hillside, LLC, owner of real property located in the Town of Cortlandville, Cortland County being Tax Map No. 77.00-12-07 ("Property"), request that officers of Economy Paving Co. Inc. and agents and attorneys from Riehlman Shafer & Shafer, PO Box 430, Tully, NY 13159, telephone no. (315) 696-2599, be our legal representatives in the matter of the site plan review and or conditional permit and any other related applications to reinstate the 1999 permit for the Property, including any and all related agencies and Boards and environmental approvals.

1657 Hillside, LLC

Dated: 7/30/18

Owner: 
Stephen Compagni, Its: Sole Member

03/2018sp

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name Economy Paving Co. Inc. Fee Paid 250.00
Address 1819 NYS Route 13 Phone 315-696-2599
Cortland, NY 13045

PROPERTY OWNER

Name 1657 Hillside, LLC Phone 315-696-2599
Address 1819 NYS Route 13
Cortland, NY 13045

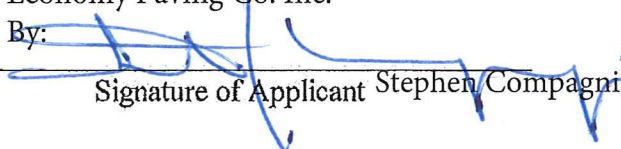
PROPERTY INFORMATION

Location of property 1819 NYS Route 13
Tax Map No. of Parcel 77.00-12-07.00

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION Approx 1990
IS PROPERTY IN FLOOD PLAIN? YES NO
ZONING DISTRICT B-2
PROJECT DISCRPTION Reinstatement of 1999 permit(s)

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION 7.30.2018

Economy Paving Co. Inc.
By: 
Signature of Applicant Stephen Compagni, Its: President

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

ck#4670 \$250.00
pd 8/8/2018
KRP

Short Environmental Assessment Form

Part 1 - Project Information

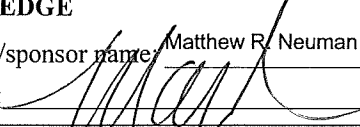
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

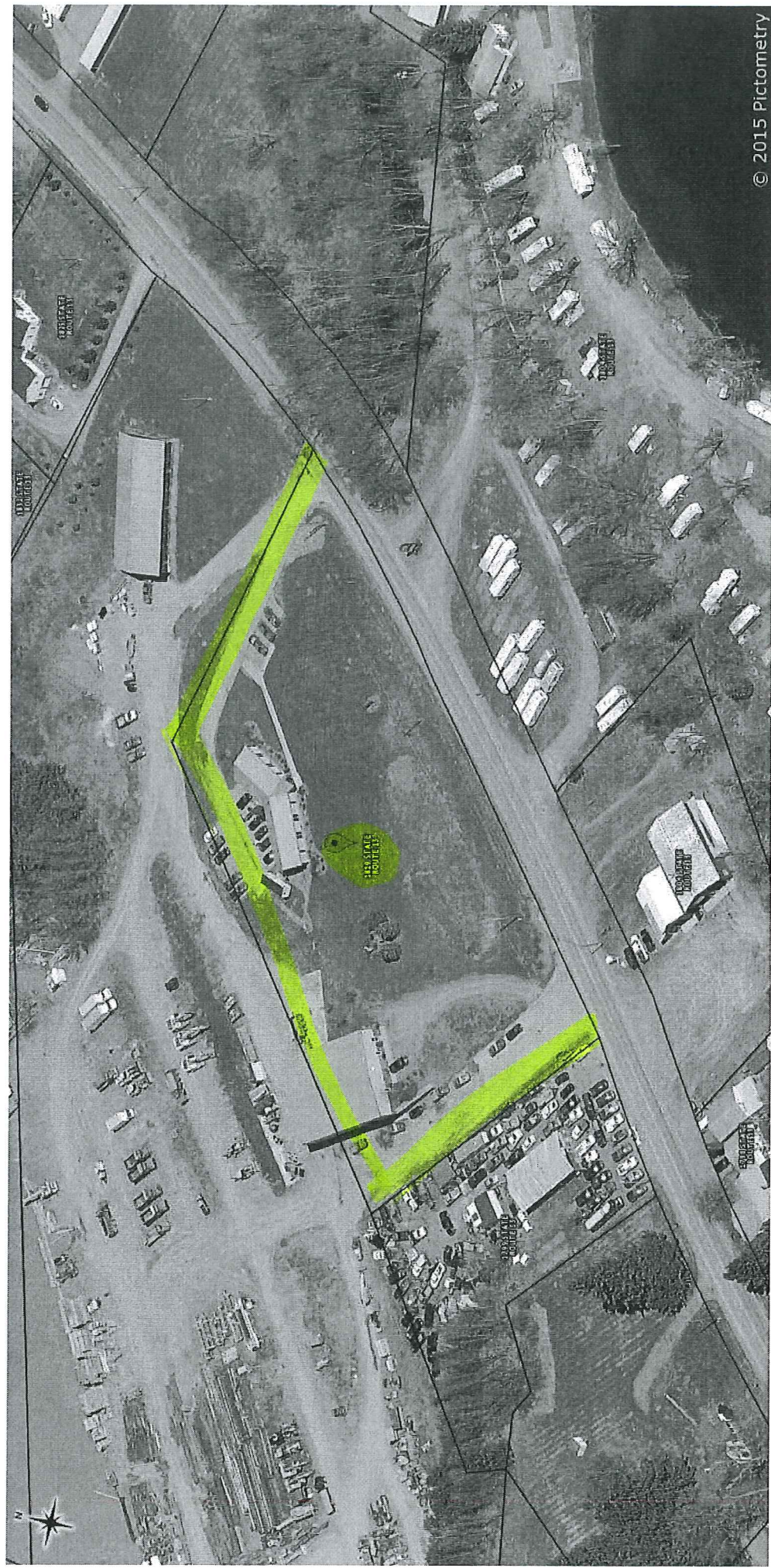
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Economy Paving Co. Inc.			
Name of Action or Project: Reinstatement of 5.24.1999 permit(s)			
Project Location (describe, and attach a location map): 1819 NYS Route 13, Town of Cortlandville			
Brief Description of Proposed Action: Reinstatement of 5.24.1999 permit(s). Corrected and slightly expanded stormwater facilities are now in place.			
Name of Applicant or Sponsor: Economy Paving Co. Inc. c/o Matthew Neuman Attorney		Telephone: 315-696-2599	
		E-Mail: MNeuman@RSandSLaw.com	
Address: c/o Riehlman Shafer Attorneys; PO Box 430			
City/PO: Tully		State: NY	Zip Code: 13159
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Cortland County Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.10 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.08 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

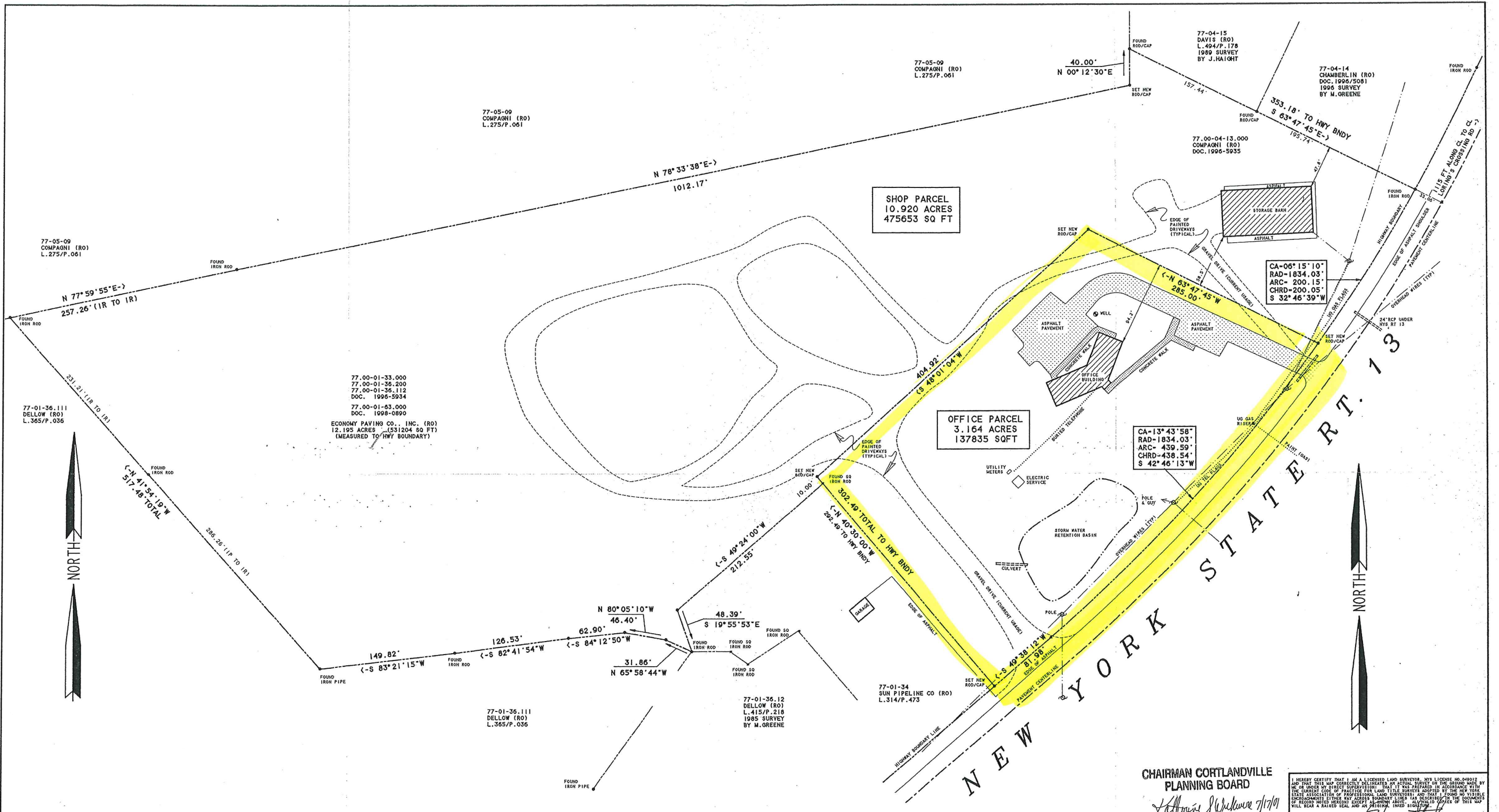
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Private well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private septic _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Stormwater system per 5.24.1999 approval has been corrected and slightly expanded and updated. Report of Brent Cross P.E. is attached and made a part of this application.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Matthew R. Neuman CPA, Esq., Agent for Application</u> Date: <u>7/30/12</u> Signature: <u></u>		

Site plan map - 1819 NYS Rte 13



04/29/2015



NOTICE

This map is not a subdivision as defined by Section 1115 of the Public Health Law. The County Clerk is not restricted by Section 1117 of the Public Health Law from accepting this map.

Andrew News 7/27/01
Cortland County Health Department Date

NOTICE

Prior to construction of any buildings on the lots shown hereon, water and sewage permits must be obtained from the Cortland County Health Department.

- THE SURVEYED PARCEL IS A COMBINATION OF THE LANDS OF ECONOMY PAVING CO., INC. FROM THE SOURCES CITED BELOW:
- TAX MAP PARCEL - REFERENCE DATA USED
 - 77-01-36.112 - OCTOBER 2, 1995 SURVEY BY J. McNAMARA (LANDS OF DELLOW)
 - 77-01-36.200 - DECEMBER 11, 1981 SURVEY BY M. GREENE - DEED AT L.372/P.392
 - 77-01-63.000 - NOV 1973 & OCT 1977 SURVEYS BY WJ BOCK - DEED AT DOC 1998/0890
 - 77-01-33.000 - NOV 1964 SURVEY BY FD McKEE (PARCEL 2)
 - 77-01-13.000 - MARCH 1972 SURVEY BY FD McKEE (FILED AT DEED L.329/P.664)

I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, MY LICENSE NO. 049012 AND THAT THIS MAP CORRECTLY DELINEATES AN ACTUAL SURVEY ON THE GROUND MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, AND THAT I HAVE NO AWARE OR REASONABLE BELIEF OF ANY OTHER SURVEY LINES OR INTERESTS IN THE DOCUMENTS OF RECORD NOTED HEREON, EXCEPT AS SHOWN ABOVE. ALL VALID COPIES OF THIS MAP WILL BEAR A RAISED SEAL AND AN ORIGINAL INKED SIGNATURE.

DATE OF CERTIFICATION: 05 JUNE 2001
SIGNATURE (R. JAMES STOCKWIN, PLS # 049012): *R. James Stockwin*

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON MY BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCIES AND LENDING INSTITUTIONS (AND ITS ASSIGNEES) LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR AGENCIES.

LANDS OF: ECONOMY PAVING CO., INC (DELETED OWNER)

PART OF MILITARY LOT 56 - TOWN OF CORTLANDVILLE
NYS RTE 13 - CORTLAND COUNTY - NEW YORK STATE

DEED REFERENCE (SPLIT/PARCEL) AS NOTED ABOVE
TAX MAP PARCEL AS NOTED ABOVE
SURVEY APR-2001 SCALE: 1"=50'
STOCKWIN SURVEYING
60 JAMES ST., HOMER, NY 13077
PHONE 607-740-5263 (LAND)
FILE NO. AA210-SPLIT-RI

ALL REVISIONS MUST COMPLY WITH SECT. 2709 SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW

RAISED SEAL